

# REZONING REQUEST FOR NICHOL MILL LOFTS

447 NICHOL MILL LANE  
LOTS 810 & 814, GALLERIA COMMERCIAL SUBDIVISION  
MAP 053 PARCELS 7.01, 117.24, 117.31, AND 117.32

**OWNERS**

ALLAN & CANDACE REVELETTE  
5209 COLFAX COURT, BRENTWOOD TN37027

ATHENA COOL SPRINGS HOSPITALITY, LLC  
SUNIL PATEL  
2521 ELM HILL PIKE, NASHVILLE, TN 37214

NICHOL MILL TRUST  
121 FIRST AVE S, SUITE 200, FRANKLIN TN 37064

**DEVELOPER**

MEEKS + PARTNERS  
16000 MEMORIAL DRIVE, SUITE 100  
HOUSTON, TEXAS 77079  
CONTACT: DON MEEKS  
EMAIL: dmeeks@meekspartners.com  
PHONE: (281) 558-8787

**LANDSCAPE ARCHITECT / PLANNER** JOB NO. 14007

GAMBLE DESIGN COLLABORATIVE, LLC  
144 SOUTHEAST PARKWAY, SUITE 200  
FRANKLIN TN 37064  
CONTACT: GREG GAMBLE, RLA  
EMAIL: greggamble209@gmail.com  
PHONE: (615) 975-5765

**CIVIL ENGINEER**

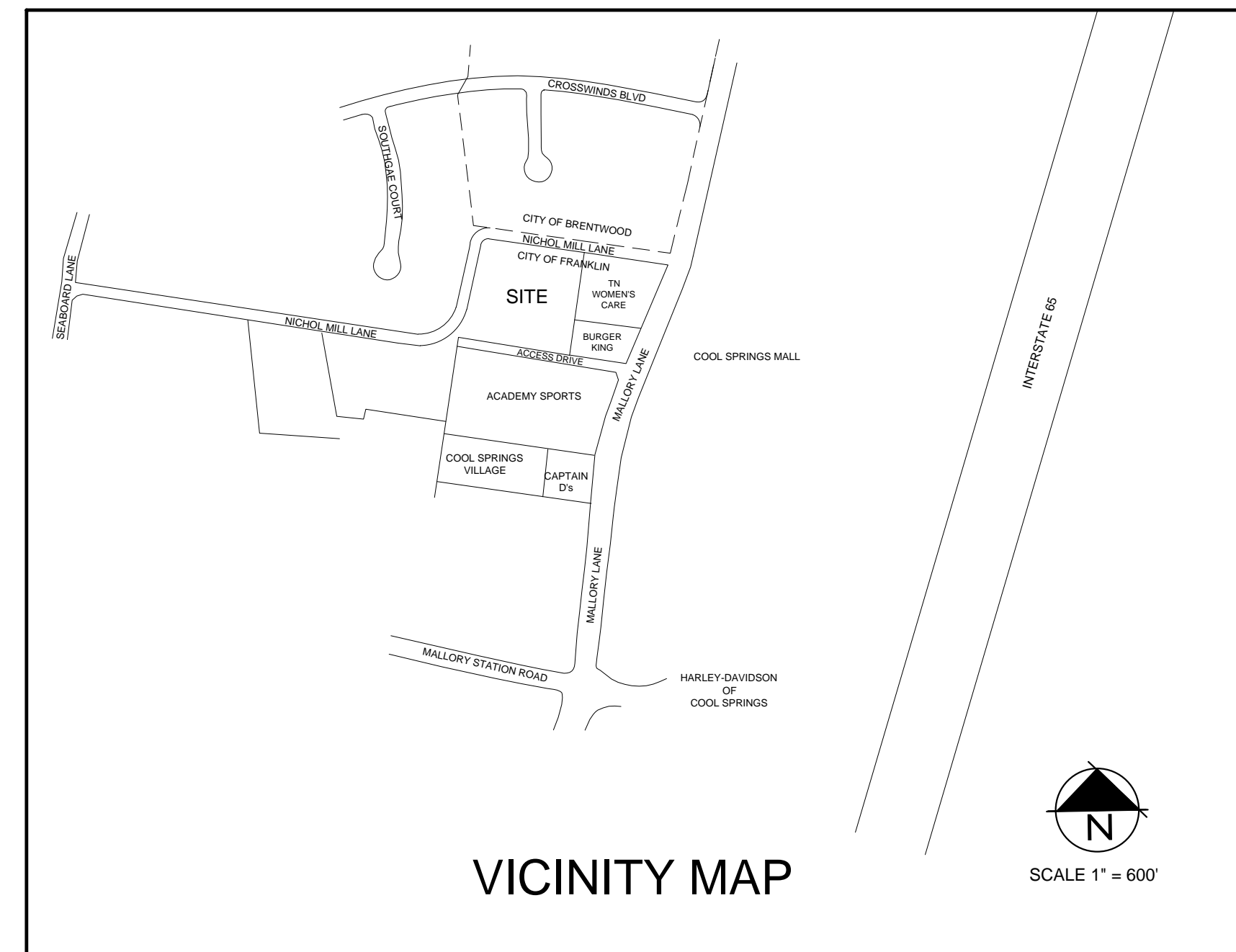
BARGE CAUTHEN  
6606 CHARLOTTE PIKE, SUITE 210  
NASHVILLE, TENNESSEE 37209  
CONTACT: JOHN GORE  
EMAIL: jgore@bargecauthen.com  
PHONE: (615) 356-9911

**TRAFFIC ENGINEER**

RPM TRANSPORTATION CONSULTANTS, LLC  
1101 17TH AVENUE SOUTH  
NASHVILLE, TENNESSEE 37212  
CONTACT: AMY L. BURCH, PE  
EMAIL: amyburch@rpmtraffic.com  
PHONE: O(615)370-8410 C(917)420-0696

**SURVEYOR**

INITIAL POINT LAND SURVEYING, INC.  
3324 CARL ROAD  
FRANKLIN, TENNESSEE 37064  
CONTACT: L. KEVIN MOREHEAD, RLS 2315  
EMAIL: 615790he@bellsouth.net  
PHONE: O (615) 790-4240 C (615)  
615.548.5852



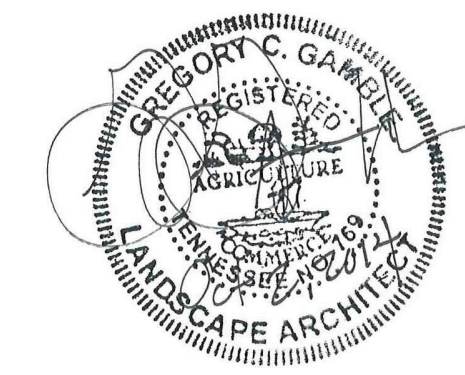
**SHEET INDEX**

- C 0.0 COVER SHEET AND LOCATION MAP
- C 1.0 BOUNDARY SURVEY
- C 2.0 EXISTING CONDITIONS

14TH CIVIL DISTRICT OF WILLIAMSON COUNTY  
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



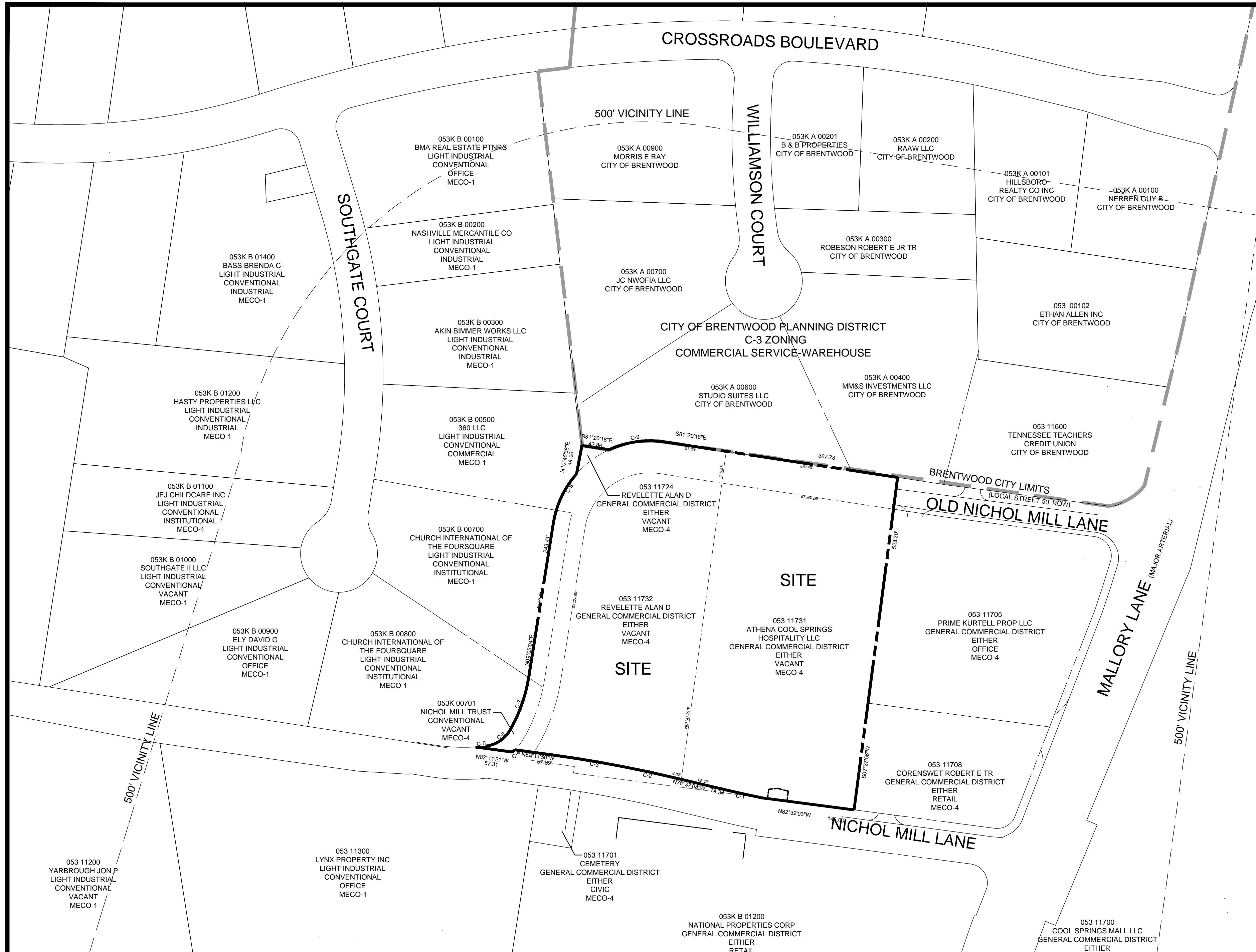
GAMBLE  
DESIGN COLLABORATIVE  
DEVELOPMENT PLANNING AND  
LANDSCAPE ARCHITECTURE  
greggamble209@gmail.com



OCT 2, 2014  
SEP 8, 2014  
JULY 3, 2014  
JUNE 5, 2014  
MAY 12, 2014

COF #4563





**NOTES**

1. SURVEY INFORMATION PROVIDED BY INITIAL POINT LAND SURVEYING, INC.
2. TRIP GENERATION DATE PROVIDED BY RPM TRANSPORTATION CONSULTANTS, LLC
3. FIRE HYDRANT FLOW FOR THE HYDRANT  
 STATIC PRESSURE 110 PSI  
 RESIDUAL PRESSURE 106 PSI  
 FLOW 918 GPM  
 PROJECTED FLOW AT 20 PSI 4,891 GPM
4. THERE ARE NO NATIONAL HISTORIC REGISTER STRUCTURES OR SPACES ON THE SITE NOR WITHIN 500' OF THE PROPERTY.
5. THE BUILDING WILL BE SPRINKLED.
6. BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAP 47187C0204F; DATED 09-29-06; ZONE X, IT HAS BEEN DETERMINED THAT THE PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.

**CURVE DATA**

CURVE No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C-1	01°50'13"	1975.80	31.68'	63.35'	63.35'	N77°32'15"W
C-2	02°26'07"	2024.77'	43.04'	86.06'	86.05'	N77°50'12"W
C-3	03°08'37"	2025.37'	55.57'	111.12'	111.11'	N80°37'33"W
C-4	04°05'07"	74.82'	2.67'	5.33'	5.33'	S48°52'29"W
C-5	03°04'39"	294.63'	7.91'	15.83'	15.82'	N84°52'39"E
C-6	53°24'11"	49.82'	25.06'	46.44'	44.77'	N56°38'14"E
C-7	20°50'57"	152.32'	44.44'	86.48'	87.63'	N19°30'41"E
C-8	32°31'46"	152.32'	44.44'	86.48'	85.32'	N25°08'42"E
C-9	33°17'23"	152.32'	45.54'	88.50'	87.26'	N82°00'58"E

**SITE DATA CHART**

PROJECT NAME: NICHOL MILL LOFTS  
 PROJECT NUMBER: 4564  
 SUBDIVISION: GALLERIA COMMERCIAL COMPLEX SUBDIVISION  
 LOT NUMBER: 810, 814  
 ADDRESS: 447 NICHOL MILL LANE  
 CITY: FRANKLIN, TN  
 COUNTY: WILLIAMSON  
 STATE: TENNESSEE  
 CIVIL DISTRICT: 8TH CIVIL DISTRICT  
 MAP: MAP 53  
 PARCELS: 7.01, 117.24, 117.31, 117.32

EXISTING ZONING: GENERAL COMMERCIAL (GC)  
 PROPOSED ZONING: SD-R 58.8  
 CHARACTER AREA OVERLAY: MECO-4  
 APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL  
 TOTAL AC: 6.19 AC  
 TOTAL SF: 269,493 SF

OWNERS: ALLEN D & CANDACE REVELLETTE  
 5209 COLFAX COURT  
 BRENTWOOD, TN 37027  
 PO BOX 681812  
 FRANKLIN, TN 37068  
 615.838.2323

ATHENA COOL SPRINGS HOSPITALITY  
 SUNIL PATEL  
 2521 ELM HILL PIKE  
 NASHVILLE, TN 37214  
 615.479.0581

NICHOL MILL TRUST  
 TOM SIDWELL  
 121 FIRST AVE S, SUITE 200  
 FRANKLIN, TN 37064  
 tsidwell@sidwell-barrett.com

**PLANNER/LANDSCAPE ARCHITECT:**

GREG GAMBLE  
 144 SOUTHEAST PARKWAY  
 SUITE 200  
 FRANKLIN, TN 37064  
 615.875.5765  
 GREG GAMBLE  
 GREGGAMBLE209@GMAIL.COM

OFFICE PHONE  
 CONTACT  
 EMAIL ADDRESS

BUILDING SETBACKS:  
 BUILDING SQUARE FOOTAGE: N/A  
 BUILDING UNITS: 364 TOTAL  
 277 ONE-BEDROOM UNITS  
 87 TWO-BEDROOM UNITS

RESIDENTIAL DENSITY:  
 BUILDING HEIGHT: 58.8 DUA  
 50'  
 LANDSCAPE SURFACE RATIO: .29  
 MINIMUM LANDSCAPE SURFACE RATIO: .10

MINIMUM PARKING REQUIREMENT:  
 1.5 PER 1 BEDROOM  
 2.5 PER 2 BEDROOM

277 (1BR) x 1.5 SPACES = 416  
 87 (2 BR) x 2.5 SPACES = 218  
 TOTAL SPACES REQUIRED: 634

MAXIMUM PARKING LIMIT:  
 EXISTING PARKING: N/A  
 PARKING PROVIDED: 635 TOTAL SPACES  
 39 SURFACE SPACES  
 596 GARAGE SPACES

TREE CANOPY EXISTING: 6,724 SF EXISTING (2.5% OF TOTAL SITE)  
 TREE CANOPY PRESERVATION REQUIRED: 3,831 SF (54% OF EXISTING)  
 TREE CANOPY PRESERVATION PROVIDED: 6,724 SF (100% OF EXISTING)  
 PARKLAND (IF APPLICABLE): FEE IN LIEU

**ADJACENT PROPERTY OWNERS**

Parcel ID	Owner	Owner Address	City	State	ZIP
053-11300	LYNX PROPERTY INC	PO BOX 993	BRENTWOOD	TN	37024
053-11301	INDUSTRIAL DEVELOPMENT BOARD OF WM C	720 PRINCETON HILLS DR	BRENTWOOD	TN	37027
053-11600	TENNESSEE TEACHERS CREDIT UNION	1400 8TH AVE S	NASHVILLE	TN	37203
053-11700	COOLS SPRINGS MALL LLC	2030 HAMILTON PLACE BLVD #500	CHATTANOOGA	TN	37421
053-11701	CEMETERY	MALLORY LN	FRANKLIN	TN	37067
053-11705	PRIME KURTELL PROP LLC	777 37TH ST #A-103	VERO BEACH	FL	32960
053-11708	CORENSWET ROBERT E TR	PO BOX 150749	NASHVILLE	TN	37215
053-11722	J & J WOODARD PROPERTIES LLC	1935 MALLORY LN #110	FRANKLIN	TN	37067
053K-801200	NATIONAL PROPERTIES CORP	1800 N MASON RD	KATY	TX	77377
053-11724	REVELETTE ALAN D	P O BOX 681812	FRANKLIN	TN	37068-1812
053-11727	H & R PROPERTY LLC	930 W 1ST ST #303	FORT WORTH	TX	76102
053-11731	ATHENA COOL SPRINGS HOSPITALITY LLC	2521 ELM HILL PK	NASHVILLE	TN	37214
053-11732	REVELETTE ALAN D	5209 COLFAX CT	BRENTWOOD	TN	37027
053K-A00100	NERREN GUY B	2244 S BERRYS CROSS RD	FRANKLIN	TN	37069
053K-A00101	HILLSBORO REALTY CO INC	4338 CHICKERING LN	NASHVILLE	TN	37215
053K-A00102	ETHAN ALLEN INC	4338 CHICKERING LN	DANBURY	CT	6811
053K-A00200	RAAW LLC	7103 CROSSROADS BLVD	BRENTWOOD	TN	37027
053K-A00201	B & B PROPERTIES	7103-B CROSSROADS BLVD	BRENTWOOD	TN	37027
053K-A00300	ROBESON ROBERT E JR TR	446 COTTON LN	FRANKLIN	TN	37069
053K-A00600	MM&S INVESTMENTS LLC	1804 WILLIAMSON CT	BRENTWOOD	TN	37027
053K-A00700	STUDIO SUITES LLC	1806 WILLIAMSON CT	BRENTWOOD	TN	37027
053K-A00900	JC NWOFIA LLC	1805 WILLIAMSON CT	BRENTWOOD	TN	37027
053K-A00900	MORRIS E RAY	5660 PEACHTREE IND BLVD	NORCROSS	GA	30071
053K-B00100	BMA REAL ESTATE PTNRS	7107 CROSSROADS BLVD	BRENTWOOD	TN	37027
053K-B00200	NASHVILLE MERCANTILE CO	9104 CONCORD RD	BRENTWOOD	TN	37027-8205
053K-B00300	AKIN BIMMER WORKS LLC	9191 BRUSHBORO DR	BRENTWOOD	TN	37027
053K-B00500	360 LLC	320 SOUTHGATE CT	BRENTWOOD	TN	37027
053K-B00700	CHURCH INTERNATIONAL OF THE FOURSQUA	316 SOUTHGATE CT	BRENTWOOD	TN	37027
053K-00701	NICHOL MILL TRUST	121 FIRST AVE S SUITE 200	FRANKLIN	TN	37064
053K-B00800	CHURCH INTERNATIONAL OF THE FOURSQUA	316 SOUTHGATE CT	BRENTWOOD	TN	37027
053K-B00900	ELY DAVID G	307 SOUTHGATE CT	BRENTWOOD	TN	37027
053K-B01000	SOUTHGATE II LLC	308 MALLORY STATION RD	FRANKLIN	TN	37067
053K-B01100	JEI CHILDCARE INC	315 SOUTHGATE CT	BRENTWOOD	TN	37027
053K-B01200	HASTY PROPERTIES LLC	5209 COUNTRY CLUB DR	BRENTWOOD	TN	37027
053K-B01400	BASS BRENDA C	7115 CROSSROADS BLVD	BRENTWOOD	TN	37027
053-11200	YARBROUGH JON P	308 MALLORY STATION RD	FRANKLIN	TN	37067

**STATEMENT OF IMPACTS**

**WATER**  
 WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY WATER DISTRICT.  
 281 - 1 BR APARTMENT UNITS @250 GPD = 70,250 GPD  
 97 - 2 BR APARTMENT UNITS @350 GPD = 33,950 GPD  
 POOL (310x1) + (96x2) x 10= 5,200 GPD  
 CLUBHOUSE (310x1) + (96x2) x 10= 5,020 GPD  
 TOTAL= 114,420 GPD @ 327 SF/US

**SEWER**  
 SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

**REPURIFIED (REUSE) WATER FACILITIES**  
 REUSE WATER IS CURRENTLY NOT AVAILABLE

**STREET NETWORK**  
 THE APPLICANT RECOGNIZES THE REQUIREMENT FOR CONNECTIVITY.  
 IF CONNECTION WAS MADE TO OLD NICHOL MILL, A MEDIAN CLOSURE WOULD BE REQUIRED ON MALLORY LANE AND EXISTING BUSINESSES WOULD BE COMPROMISED. THEREFORE, DUE TO EXISTING DEVELOPMENT PATTERN, THE PROPOSED PLAN PROVIDES A CULDESAC ON OLD NICHOL MILL, LEAVING THE MEDIAN ON MALLORY LANE OPEN. THE NEW CULDESAC WILL BE CONNECTED TO THE NICHOL MILL LOFTS PARKING LOT WITH A 20' EMERGENCY ACCESS EASEMENT. LANE IMPROVEMENTS ON OLD NICHOL MILL ARE PROPOSED ACCORDING TO THE TRAFFIC IMPACT STUDY.

**DRAINAGE**  
 THE PROPERTY DRAINS TO THE SOUTHEAST AND FLOWS INTO THE SOUTH PRONG OF SPENCER CREEK.

**POLICE AND FIRE**  
 FRANKLIN FIRE DEPT. MALLORY STATION #3, 370 MALLORY STATION RD - 3.6 MILES DRIVING DISTANCE  
 FRANKLIN POLICE DEPT. STATION #300 COLUMBIA AVE. - .81 MILES DRIVING DISTANCE

**RECREATION FACILITIES**  
 THE FACILITY WILL HOUSE A SWIMMING POOL, OUTDOOR COURTYARD, AND EXERCISE FACILITY FOR RESIDENTS. THE NEAREST CITY OF FRANKLIN PARK IS ASPEN GROVE PARK 1.4 MILES FROM THE SITE.

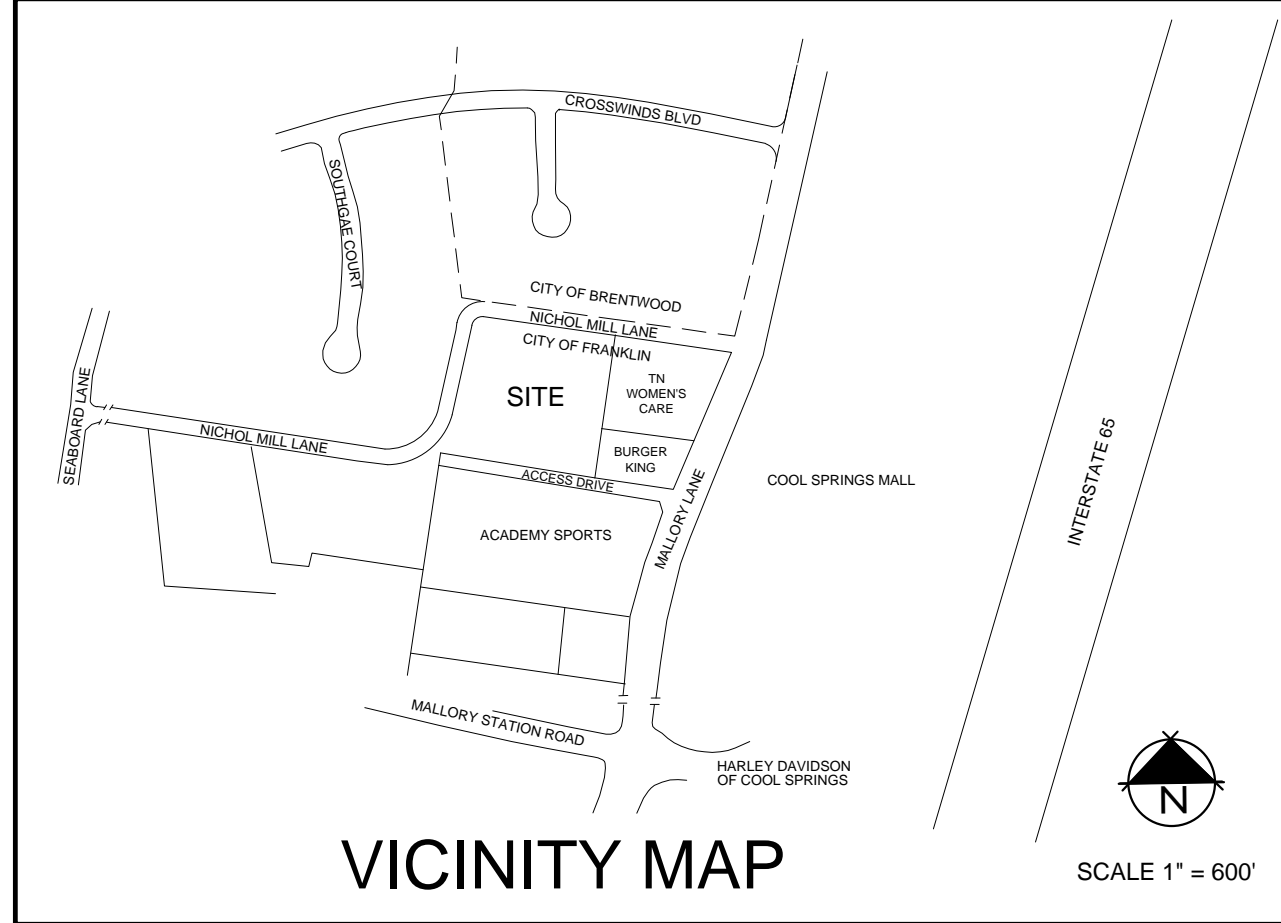
**PROJECTED STUDENT POPULATION**  
 THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER .23 UNITS.  
 378 X .23 = 87 STUDENTS

LIPSCOMB ELEMENTARY, 8011 CONCORD RD, BRTW D 3.9 MILES  
 BRENTWOOD MIDDLE SCHOOL, 5324 MURRAY LN, BRTW D 7.1 MILES  
 BRENTWOOD HIGH SCHOOL, 5304 MURRAY LANE, BRTW D 7.3 MILES

**REFUSE COLLECTION**  
 REFUSE COLLECTION SERVICE WILL BE PROVIDED BY PRIVATE COLLECTION.

**RESTRICTIVE COVENANTS**  
 THE PROPERTY IS RENTAL. THEREFORE, THERE IS NOT A HOMEOWNER'S ASSOCIATION. THE PROPERTY OWNERS WILL MAINTAIN THE BUILDING, GROUNDS, AND ALL FINISHES. THE OWNERS WILL REGULATE THE TENANTS AND THE FACILITY.

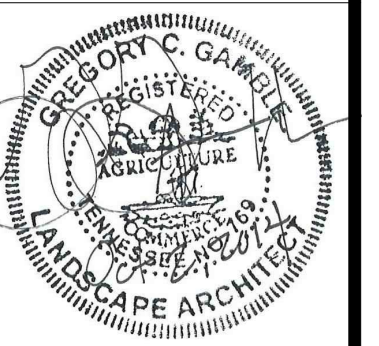
**MINERAL RIGHTS**  
 NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.



**BOUNDARY SURVEY**



**NICHOL MILL LOFTS**  
**REZONING REQUEST**  
 MAP 53 PARCELS 7.01, 117.24, 117.31, & 117.32  
 FRANKLIN, TENNESSEE



rev.	date
1	6-5-14
2	7-3-14
3	9-8-14
4	10-2-14

GCG Job No. 14007  
 MAY 12, 2014

SHEET  
 C1.0

COF # 4653



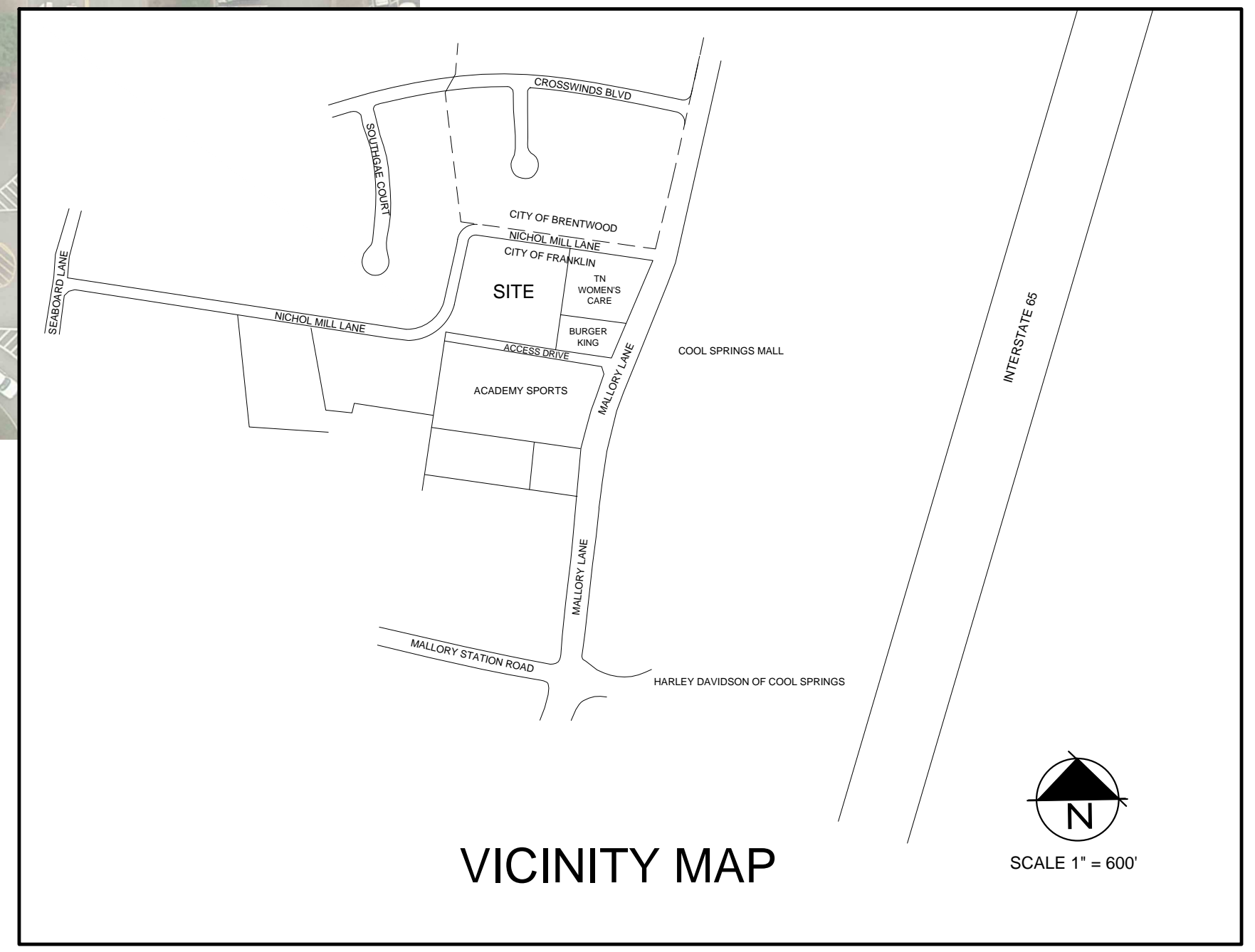


**SITE DATA:**

PROJECT NAME:	NICHOL MILL LOFTS
PROJECT NUMBER:	4564
SUBDIVISION:	GALLERIA COMMERCIAL COMPLEX SUBDIVISION
LOT NUMBER:	810, 814
ADDRESS:	447 NICHOL MILL LANE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53 PARCELS 7.01, 117.24, 117.31, 117.32
EXISTING ZONING:	GENERAL COMMERCIAL (GC)
PROPOSED ZONING:	SD-R 58.8
CHARACTER AREA OVERLAY:	MECO-4
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
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TOTAL SF:	269,493 SF
OWNERS:	ALLEN D & GANDACE REVELETTE 5209 COLFAX COURT BRENTWOOD, TN 37027 PO BOX 681812 FRANKLIN, TN 37068 615.838.2323
	ATHENA COOL SPRINGS HOSPITALITY SUNIL PATEL 2521 ELM HILL PIKE NASHVILLE, TN 37214 615.479.0681
	NICHOL MILL TRUST TOM SIDWELL 121 FIRST AVE S, SUITE 200 FRANKLIN, TN 37064 tsidwell@sidwell-barrett.com
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE 144 SOUTH EAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5765 GREG GAMBLE GREGGAMBLE209@GMAIL.COM
OFFICE PHONE:	
CONTACT:	
EMAIL ADDRESS:	



**NICHOL MILL LOFTS  
REZONING REQUEST**  
 MAP 53 PARCELS 7.01, 117.24, 117.31, & 117.32  
 FRANKLIN, TENNESSEE



**SLOPES**

	SLOPES 0% TO 13%
	SLOPES 14% TO 19%
	SLOPES 20% TO 100%

THERE ARE NO SLOPES GREATER THAN 14%.

**SPECIMEN TREE TABLE**

NO.	SIZE	COMMON NAME
1	24"	CHERRY
11	30"	HACKBERRY
14	30"	TREE
15	30"	WALNUT
	114"	

**EXISTING TREE CANOPY AREAS**

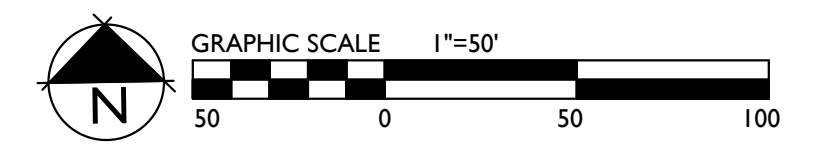
NO.	AREA SF
A	85
B	22
C	905
D	160
E	656
F	462
G	53
H	565
I	69
J	3,747
TOTAL:	6,724 (0.15 AC)

**SOIL TYPES KEY**

AH	ARMOUR SILT LOAM, 2-5% SLOPES
CaB	CAPTINA SILT LOAM, PHOSPHATIC, 2-5% SLOPES
CaB2	CAPTINA SILT LOAM, PHOSPHATIC, 2-5% SLOPES, ERODED
MbB2	MAURY SILT LOAM, 2-5% SLOPES, ERODED

TOTAL CALIPER INCHES OF HEALTHY SPECIMEN TREES: 114"  
 TOTAL CALIPER INCHES OF SPECIMEN TREES FOR REMOVAL: 0"  
 \*SPECIMEN TREES SHALL BE REPLACED AT A RATIO OF 2 INCHES OF REPLACEMENT TREE FOR EACH INCH OF SPECIMEN TREE REMOVED PER THE CITY OF FRANKLIN DESIGN REQUIREMENTS. REPLACEMENT TREES CAN NOT BE USED TO MEET ANY OTHER LANDSCAPE REQUIREMENT.

**EXISTING CONDITIONS PLAN**



REV.	DATE
1	6-5-14
2	7-3-14
3	9-8-14
4	10-2-14

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MAY 12, 2014

SHEET  
C2.0

COF # 4564